



VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2016

1. CALL TO ORDER

President Wallace called the regular meeting of September 6, 2016 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustee Arends (via webcam), Camerer, Carbonaro, Deyne, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Economic Development Coordinator Tony Fradin, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Kent Williams, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION

Chaplin Susan Polay from Jesus Journey Church did the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

President Wallace stated that all items marked with an asterisk on the Agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a Board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the Agenda. He asked if there were any items a Board member wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

Trustee Reinke stated that he would like to add items 2-4 under the Planning & Zoning Committee (Ordinance 2016-69, An Ordinance Accepting the Public Improvements for BAPS On-Site Improvements, 1851 South Route 59; Ordinance 2016-70, An Ordinance Accepting the Public Improvements for BAPS Off-Site Improvements, Army Trail Road and Petersdorf Road; Ordinance 2016-71, An Ordinance Approving of the Final PUD Plan for Phase 4 for the BAPS Mandir Property) to the Consent Agenda.

Trustee Hopkins stated that he would like to remove the Bill List from the Consent Agenda.



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Trustee Camerer moved to amend the Consent Agenda by removing the Bill List from Consent and adding items 2-4 under the Planning & Zoning Committee (Ordinance 2016-69, An Ordinance Accepting the Public Improvements for BAPS On-Site Improvements, 1851 South Route 59; Ordinance 2016-70, An Ordinance Accepting the Public Improvements for BAPS Off-Site Improvements, Army Trail Road and Petersdorf Road; Ordinance 2016-71, An Ordinance Approving of the Final PUD Plan for Phase 4 for the BAPS Mandir Property in addition to the items already shown on the Consent Agenda and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Carbonaro moved to approve the Amended Consent Agenda and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

6. MINUTES – Covered and approved under the Consent Agenda.

7. BILL LIST

Trustee Hopkins moved to approve the Bill List and that motion was seconded by Trustee Camerer.

Trustee Hopkins asked about the billing from Christopher Burke for the potable water study which was billed twice for \$4,155 and \$5,802 and asked him to elaborate.

Public Works Director Dan Dinges stated that those are invoices paid for the work they are doing with the Elgin negotiations and discussions with JAWA.

Trustee Hopkins asked if there has been discussions with JAWA lately?

Mr. Dinges stated that they have.

Administrator Salmons stated that they are having current discussions with DuPage again who have asked for an opportunity to show them some numbers. Since things are not



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moving along as quickly as anticipated with Elgin, she decided that they were looking at all of the options, again.

Trustee Hopkins asked who decided this?

Administrator Salmons stated that the staff decided.

Trustee Hopkins stated that the Board of Trustees directed staff to deal with 100% Elgin water.

Administrator Salmons stated that they have spent the last year with Elgin trying to make sure that they got a contract for 100% Elgin. Given that languishing timeframe they decided it was appropriate to make sure, if we reached a point where we could not go any farther, we had other options.

Trustee Hopkins asked why staff didn't think it was necessary to bring this to the Board of Trustees when they were exploring other options.

Administrator Salmons stated that they are exploring the options that they looked at in the first place.

Trustee Hopkins stated that he was quite disturbed about this revelation. You are spending money on engineers to look at things that the Board of Trustees did not direct staff to do. He stated that he is caught off guard. He asked Mr. Dinges about the charges for water modeling and asked him to elaborate.

Mr. Dinges stated that the water modeling is system water modeling for the entire Village. This is needed no matter what option is chosen so they can determine where the mains are that need upgrading so they can get the water across town.

Trustee Hopkins stated that the last he heard, the Board chose Elgin as the option. He asked if they are spending money on engineers without the Village Trustees knowing about it.

Administrator Salmons stated that she would like to put some perspective on this. Burke is working (99% of his time) with Elgin and trying to get a contract out of them relative to water. We had a call from JAWA that said that they heard we were having a hard time and asked us to look at their numbers. That has not been any significant cost from the engineers. She felt that it was a wise thing, if Elgin does not come through, to pick up some negotiations.

Trustee Deyne asked if he was missing something. Isn't it the responsibility of staff to gather information and if that costs money than it costs money. Once staff has that



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information, it would be brought before the Trustees to make a decision. He didn't want to handcuff staff from gathering information.

Administrator Salmons stated that she would not feel handcuffed and she understood Trustee Hopkins comment and acknowledged that.

Trustee Hopkins asked Trustee Deyne if he knew about the JAWA negotiation.

Trustee Deyne stated that he did not know but would not question it – he trusts the staff.

ROLL CALL VOTE TO APPROVE THE BILL LIST

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Reinke

NAYS: Trustee Hopkins

ABSENT: None

MOTION CARRIED

8. **TREASURER'S REPORT - None**

9. **PRESIDENT'S REPORT**

President Wallace stated that the Village had a 125th anniversary logo contest to help commemorate Bartlett's milestone birthday. Marisha Telemaque, an 11-year resident, submitted the winning entry. She said she entered the contest to show her children how easily you can get involved in your community. Telemaque's logo has been printed on t-shirts available for purchase through Arts in Bartlett.

10. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**

Trustee Hopkins stated that he was concerned about the talks they have had regarding raising sewer and water rates for 2017 and 2018. He realized they have not had an increase in some time and it was probably due. He stated that they are also talking about building a \$20 million dollar police facility and he was a little worried that both of these may be a big pill for some residents to swallow. He asked staff to put together some numbers to see how much money we are really going to spend and how much will it tax the residents.

Administrator Salmons stated that they have most of the numbers on the police building and will be coming up with numbers relative to the utilities.

Trustee Hopkins stated that they have looked at each thing individually. The both merit being done but if the cost is a big burden they may want to prioritize.



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Trustee Arends asked if this would be something they would do in the budget review anyhow.

Administrator Salmons stated that they would do this during the Capital Budget review which will probably be in November. She felt that Trustee Hopkins is asking for an early heads up on it and they certainly can accomplish that.

11. TOWN HALL

Al Mategrano, 532 Hawthorne Avenue

Mr. Motegrano has been a resident for over thirty years and wanted to talk about the Bartlett Plaza shopping center as presented by the downtown TOD Plan dated June 13, 2016. He stated that favorable suggestions for Bartlett Plaza include:

1. Demolish the vacated grocery store
2. Re-landscape parking areas
3. Modernize the façade and signage

He spoke about item #2, adding a north/south route. According to the overview map, a road starts at Devon and goes through Bartlett Plaza then through the apartments, ending at Railroad Avenue. Apartment buildings would have to be demolished. We already have a north/south road from Devon to Railroad called Berteau Avenue. Item #3, relocate displaced businesses and new commercial developments. What is the Village willing to do in conjunction with landlords and developers? Item #4, proposed residential on the east side of Bartlett Plaza when there are two buildings yet to be built at the Bartlett Town Center that are closer to the train station.

Seth Lewis, 29W571 Sunnydale Court

Mr. Lewis stated that he is running to be the next State Senator here in the 23rd District. He stated that it was an honor to stand in front of the Village tonight. The election is 63 days away and it is going to be a tough election. He was looking to represent his hometown and he would appreciate the residents' votes.

Marc Shapiro, 510 Ivory Lane

Mr. Shapiro stated that he has lived on Ivory for three years and has two young children. He was concerned about the train noise on Spaulding. He stated that they cannot open their windows at night because of the trains and noises all night and day. Last year, he and his neighbors came before the Board and asked for Spaulding Road to be widened. They knew that the towing business had to move its driveway. Now, there seems to be an issue with that. Instead of worrying about eighty trains blaring their horns every day, we are worried about a couple of tow trucks? It is not right and not fair. His expectation



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is that he hears some “yes” votes from the Board. If there is some “no” votes he would be happy to make some time to run against them in the next election.

Sylvia Jesse, 668 Biltmore Drive

Ms. Jesse stated that she has been a resident for 12 years and her backyard faces both railroad tracks. She stated that she raised twins there and it is not that big of a deal. The concern of having semi-trailers who have complete disregard for safety is a bigger deal. She has informed these truck drivers of the “no parking” rule and was cursed at. To have semi’s coming down Lambert Lane, where there are families with children as well as busloads of children is an accident waiting to happen. She would rather listen to a couple of train horns. She felt that it was more important to deal with a business that is expanding too rapidly for its space. It is time for them to go. It is not safe.

Samantha Parkhurst, 569 Ivory Lane

Ms. Parkhurst stated that her concern was the noise, but number one is safety. She understood that it takes unanimous votes to pass this. She didn’t know if they considered widening Lambert or adding a stop sign. She spoke about adding trees. She spoke about the eighty trains per day and the high noise level. Safety is number one but they do want the Quiet Zone. She asked if there were any other options to consider to make everyone happy. She asked the Board to take safety into consideration but also to make it quieter.

Allison Ozog, 568 Versaille Drive

Ms. Ozog stated that she has a unique perspective. She lived in Amber Grove and currently lives in Castle Creek. She has heard the train noises at Naperville and Spaulding. Seeing the intersection at Lambert and Spaulding, she 100% says that it is worse than any train noise. The danger at Lambert and Spaulding has increased. She presented pictures regarding the hours of operation that the businesses are open. The trucks wait on the street and block school busses and emergency vehicle entrances. She asked the Village to pursue the County for enforcement. The Quiet Zone has been lumped together with the Spaulding improvements and is a package deal. The safety with Lambert and Spaulding has to be addressed as a number one priority.

Cecelia Morgan, 687 Biltmore Drive

Ms. Morgan stated that she has lived in Bartlett over twenty years. Safety is a concern for her since she is a teacher in the school district. She stated that she has almost been hit twice on Lambert because of the truck traffic. It is very dangerous. The business is there, so they will have to deal with that situation. She heard about the driveway was being relocated for the business.



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Community Development Director Jim Plonczynski illustrated the proposed driveway changes and an interactive computer model that showed trucks pulling in forward and pulling out forward to and from the proposed new driveway on Lambert

Ms. Morgan asked if trucks will be allowed to park on Lambert.

Mr. Plonczynski stated that they have revised the plans to add more parking and a vehicle turn-around on adjacent eastment.

Attorney Mraz stated that the Board could pass an ordinance prohibiting trucks from parking and standing on Lambert from Spaulding up to that driveway.

Ms. Morgan stated that cars also park on Lambert and there should be an ordinance prohibiting this.

Police Chief Kent Williams stated that for this particular area the recommendation is an ordinance for signage that says that no vehicles can either park, wait, or stand. It eliminates all stopped vehicles, trucks and cars simultaneously.

Jason Niehoff, 640 Versaille Drive

Mr. Niehoff asked who regulates where the proposed driveway is going.

Trustee Reinke stated that it is within our jurisdiction.

Mr. Niehoff stated that the junkyard is in Elgin. Why would we put a driveway there if this is an Elgin address?

Mr. Plonczynski stated that the junk yard property and Global Towing business occupies this property in unincorporated Cook County. The residents of Castle Creek came to the staff and were concerned about the truck traffic on Lambert Lane. The Village originally negotiated an agreement with the owner of Global towing to have his trucks enter from Gifford Road coming east on Spaulding Road and enter the property off of Spaulding. About two years ago, we received some funding from the CN to make the railroad quieter. They explored sound walls (which would not be effective). The Amber Grove residents asked for a Quiet Zone. They have been pursuing the Quiet Zone and in order to get it, the design of the Global Towing driveway has to be relocated to get it out of the Metra right-of-way. The solution was to move the driveway, off Lambert, add parking and recently added the on-site maneuvering of the trucks. It was a lot of things that came together and many, many negotiations with different organizations.



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Mr. Niehoff asked what negotiations were done with Naperville Road to acquire the Quiet Zone.

Mr. Plonczynski stated that Quiet Zones are negotiated on an individual location basis with the Federal Rail Administration, Metra and the ICC. They have to analyze each individual intersection.

Mr. Niehoff stated that they have given up enough as a community and now they are talking about a driveway by their subdivision and right by a bike path and park. He was tired of the de-valuing of his subdivision.

Mr. Plonczynski stated that this is the only other location that can access the Global site.

Terence Dundi, 672 Biltmore Drive

Mr. Dundi stated that several years ago their Board President was able to secure no trucks on Lambert Lane. He stated that there are still trucks and the law is not enforced. By having this driveway by the dog park will be a huge safety concern for pets and kids. He stated that truck drivers have an attitude and are hard to deal with on a regular basis. He stated that safety is a concern for his kids and other residents.

Jeanine Strama, 621 Versaille Drive

Ms. Strama stated that she has a unique perspective. Her father owned the business across the street from Global. The trains have always been there. They all bought their homes knowing that the trains were there. Her concern is for the safety. Her daughter rides the bus at 6:30 a.m. and they have to wait because a truck is blocking Spaulding Road. Her concern is when they are blocking Lambert, which has a lot more traffic than Spaulding. The trucks don't abide by the signs that prohibit them. This is a safety concern and there are a lot of kids that walk around there. These truckers do not care about signs or residents. If a truck blocks Lambert Lane, she will not have an alternate route to exit. If this is unincorporated Cook County with an Elgin address, why are we giving them land? Will there be taxes paid on it? Who is paying to put in this parking lot?

President Wallace stated that CN is paying \$1,000,000 for the entire thing.

Ms. Strama asked if it goes over a million dollars who will pay?

Administrator Salmons stated that it will not and Global will be paying taxes on it's property.



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Ms. Strama stated that this is the direct access for the subdivision. The new design will not allow a truck to do the turn-around maneuver. She asked for them to consider re-designing this and coming up with another solution.

Bob Strama, 621 Versaille Drive

Mr. Strama thanked the staff for the re-design. As far as the new design is concerned, it is getting closer to where it needs to be but with the number of trucks that are waiting, without having a pull through, he didn't think it would be sufficient for multiple trucks. There needs to be a pull through so you don't block in the cars in the lot or when there are multiple trucks waiting. He appreciated all the work that has been done but felt that since there is a million dollars to spend, there is probably something really exciting they could put together.

Mr. Dinges stated that across from the parking where it bumps out has 56 feet of pavement. The parking stalls are 18 feet so there is 38 feet of pavement from the end of where a car would be parking to the north end which gives ample space for a truck to be able to maneuver. There should be no backing out onto Lambert and no parking on Lambert. If there was a second truck, they would be able to park in the bump out area and still allow the customers to maneuver into and out of the parking areas. A typical drive aisle for a parking lot is 24 feet. There is an additional 18 feet beyond that where a truck would be able to park. There is room for a truck to stage there but they have talked to Global and stated that they want the trucks west of the track.

Mr. Strama stated that the amount of backing up and pulling forward and road blocking, it just makes sense that if there was a pull through, it would be ideal.

Mr. Dinges stated that the problem is when they get the barrier median on Spaulding they can't get the trucks to be able to maneuver and make that turn and get across the tracks. They would love to be able to do that. They think that this will be a solution to keep the trucks and the traffic away from the crossing. It keeps the trucks and their backing out maneuvering off of Lambert, in this parking area and within the Global site. They think it will be a good solution and can work.

Allison Ozog, 568 Versaille Drive

Ms. Ozog stated that obviously safety is number one. There is no question that this has to be done safely. She spoke about the barrier median and asked if they considered driving in from that way and not use Lambert.

Mr. Plonczynski stated that Metra would not allow it.



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Ms. Ozog asked if the Village could ask Metra to have shorter toots instead of long blasting horn blows.

Administrator Salmons stated that they did that some years ago. Before they had the Quiet Zone downtown, they told the Village that for security purposes, it is up to the train engineer, how much he/she thinks they need to whistle to make things safe and they would not dictate that. It would not hurt to ask again.

President Wallace stated that the Mayor of Hanover Park is on the Metra Board so they can ask him.

Krishna Kalagara, 637 W. Versaille Drive

Mr. Kalagara expressed his concern about moving the driveway. He asked about enforcing the laws at the Spaulding Lambert intersection at the opposite direction of the driveway. He stated that he has seen an officer drive by the site where a truck was completely blocking the intersection. He wondered how they can assure the enforcement of the parking. Lambert Lane is not wide enough when these trucks are parked on the street.

Chief Williams stated that when they send officers out it is amazing how fast they clean the place up. He has been taking a lot of notes and noticed that it is going on very early. He will reinstate traffic enforcement out there earlier. Zero tolerance policing is sometimes useful. In this environment, at this stage, he was not sure that it would improve it. They are working with the owner and the truck drivers. While they are in the middle of this contentious environment of trying to make everything work out what is best for everyone. Eventually, a decision will be made and the police will be very comfortable taking the gloves off and making this place pristine. Right now, they are in the middle of this netherworld, where they are doing their best to work with them individually and answering individual complaints. He stated that when he sends marked units out there things clean up pretty quick. They are moving into a stage where they are sending covert vehicles so they can bring the information to the Board. He is comfortable that within a month, the police will be more comfortable getting more pro-active on behalf of this community which they have been doing for years.

Ebery Moore, 509 Ivory Lane

Ms. Moore stated that she could produce pictures where the Global employees park in front of her house every single day. They leave their cars parked overnight. She has asked them to move every single day for months now. They are parking on Spaulding every day and in their neighborhoods. Somebody needs to be policing this company.



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Dorothy Deen, 1605 Spaulding Road

Ms. Deen stated that you don't really get used to the train noise. She spoke about the hours at Global Towing and wanted to discuss their business hours in conjunction with the buses. She stated that they are on the intercom talking at 6:00 a.m. and she can hear it 3-4 blocks away.

Michelle Bach, 1006 Biltmore Drive, Elgin

Ms. Bach stated that she is an Elgin resident who is part of Castle Creek. She was there to support the neighbors and stated that this is a safety issue. She lives on the north side of Lambert. She stated that there is a brand new trucking company that is right at their residential streets. Trucks will be pulling out of the new proposed driveway and therefore the subdivision will be book ended. They paid \$500,000 for these houses in 2005 and they now have two trucking companies and they will be book ended with another junkyard. It is not doing any of the Castle Creek residents any favors. They can't even sell their houses for \$100,000 less than what they paid for them. She asked the Board to think of the value in addition to the safety. Keep in mind that there is a dog park and children's park and the driveway will cross a bike path. There really should be a stop sign on Lambert at Thornbury. It is a curve and trucks are going pretty fast there.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke presented Ordinance 2016-68, An Ordinance Granting a Rear Yard Variation for 1512 Meridian Court.

Community Development Director Jim Plonczynski stated that the petitioner is asking for a variation from the rear yard setback for a new addition onto his existing home. It went to the Zoning Board of Appeals in early July and they recommended approval. The addition will essentially be a room with a fireplace.

Trustee Reinke moved to approve Ordinance 2016-68, An Ordinance Granting a Rear Yard Variation for 1512 Meridian Court, and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2016-68, GRANTING A REAR YARD VARIATION FOR 1512 MERIDIAN COURT

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED



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Trustee Reinke stated that Ordinance 2016-69, An Ordinance Accepting the Public Improvements for BAPS On-Site Improvements, 1851 South Route 59; Ordinance 2016-70, An Ordinance Accepting the Public Improvements for BAPS Off-Site Improvements, Army Trail Road and Petersdorf Road; Ordinance 2016-71, An Ordinance Approving of the Final PUD Plan for Phase 4 for the BAPS Mandir Property were covered and approved under the Consent Agenda.

Trustee Reinke presented Resolution 2016-72-R, A Resolution Approving the Downtown Transit Oriented Development (TOD) Plan.

Mr. Plonczynski stated that this is the TOD Plan that has been through the full analysis by the planning consultants as a result of our application to the RTA for a grant. The Village received the grant and this Resolution approves this as a policy and guide for the future development of the downtown. At the Committee of the Whole meeting where questions were asked has forwarded this to the Board for final approval. This is the result of a year-plus worth of work and numerous public meetings and public hearings.

Trustee Reinke moved to approve Resolution 2016-72-R, A Resolution Approving the Downtown Transit Oriented Development (TOD) Plan, and that motion was seconded by Trustee Deyne.

Trustee Camerer Motioned to Table Resolution 2016-72-R, A Resolution Approving the Downtown Transit Oriented Development (TOD) Plan and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO TABLE RESOLUTION 2016-72-R, APPROVING THE TRANSIT ORIENTED DEVELOPMENT PLAN

AYES: Trustees Arends, Camerer, Deyne, Hopkins

NAYS: Trustee Carbonaro, Reinke

ABSENT: None

MOTION CARRIED

Trustee Reinke asked that since the matter is Tabled, when will it be on the next agenda.

President Wallace stated at the next Board meeting.

Trustee Camerer stated that he would like it to be further out than that so they could allow for more discussion, especially for the small business owners of the Bartlett Plaza.

Trustee Reinke stated that if it was Tabled, under Roberts Rules, it has to come up at the next meeting. They want to be able to give the residents the opportunity to make comments but at the same time the motion to Table is not open ended.



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Trustee Camerer stated that he would like to have it on a future agenda in about 30 days.

Attorney Mraz stated that he could amend his Motion to Table until October 4, 2016.

Trustee Camerer motioned to amend his Motion to Table Resolution 2016-72-R, A Resolution Approving the Downtown Transit Oriented Development (TOD) Plan until the October 4, 2016 and was seconded by Trustee Deyne.

Trustee Reinke asked if that is enough time for staff to put something together so people have the opportunity to meet and talk.

Mr. Plonczynski stated that anyone can ask questions about the plan and they will be glad to answer them.

Administrator Salmons stated that if they put it on the Board agenda it does not give them the opportunity for discussion with the small business owners. She felt that it should go back to the Committee of the Whole.

Trustee Reinke stated that residents will have an opportunity to address the Board at the Committee level at the October 4th meeting.

Trustee Camerer moved to amend his Motion to Table Resolution 2016-72-R, A Resolution Approving the Downtown Transit Oriented Development (TOD) Plan until the October 4, 2016 Committee of the Whole and October 18, 2016 Board, and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO AMEND HIS MOTION TO TABLE RESOLUTION 2016-72-R, APPROVING THE TRANSIT ORIENTED DEVELOPMENT PLAN UNTIL OCTOBER 4, 2016 COMMITTEE AND OCTOBER 18, 2016 BOARD

AYES: Trustees Arends, Camerer, Deyne, Hopkins

NAYS: Trustee Carbonaro, Reinke

ABSENT: None

MOTION CARRIED

B. BUILDING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne presented Ordinance 2016-73, An Ordinance providing for the issuance of not to exceed \$9,500,000 Senior Lien Tax Increment Revenue Bonds, Series 2016 (Bartlett Quarry Redevelopment Project), of the Village of Bartlett, Cook, DuPage and



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Kane Counties, Illinois, and providing for the execution of a trust indenture and a bond order in connection therewith.

Trustee Deyne moved to approve Ordinance 2016-73, An Ordinance providing for the issuance of not to exceed \$9,500,000 Senior Lien Tax Increment Revenue Bonds, Series 2016 (Bartlett Quarry Redevelopment Project), of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and providing for the execution of a trust indenture and a bond order in connection therewith, and that motion was seconded by Trustee Camerer.

Attorney Mraz stated that this is an Ordinance to allow Elmhurst Chicago Stone to refinance some of their existing debt. The first portion is issuing not to exceed \$9,500,000 of tax increment revenue bonds. Overall, what is out there now is primarily built in DuPage County and if this refinancing were not approved, (there is a second Ordinance that goes with it) the development as you see it would stop where it is at. This will allow Elmhurst Chicago Stone to continue by reissuing bonds and developer notes with the savings on a lower interest rate that they can reinvest to do some more work to finish up the DuPage County portion of the TIF and some work in the Cook County portion as well. There was a minor change in the TIF budget consistent with the statute that allows for an amendment to the original TIF budget (the original amount was \$30,000,000) in the TIF Act that allows it to increase by 5% plus inflation per year. That number was increased to \$44,000,000 to allow them to do this work. There is no cost to the Village and fees are paid out of TIF revenues and there is no obligation on the part of the Village as they are non-recourse against the Village. This is in essence what these two Ordinances before you accomplish. The rest is very technical in terms, levying the taxes to pay the debt service on the bonds, restrictions on allowed investments with the bond proceeds and the like.

Trustee Arends asked what the risk was to the Village.

Attorney Mraz stated "none".

**ROLL CALL VOTE TO APPROVE ORDINANCE 2016-73, PROVIDING FOR THE
ISSUANCE OF NOT TO EXCEED \$9,500,000 TAX INCREMENT REVENUE BONDS**

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Deyne presented Ordinance 2016-74, An Ordinance of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, providing for the issuance of a not to exceed \$11,500,000 Subordinate Lien Tax Increment Revenue Note, Series 2016 (Bartlett



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Quarry Redevelopment Project), and pledging certain incremental property tax revenues to the payment thereof.

Trustee Deyne moved to approve Ordinance 2016-74, An Ordinance of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, providing for the issuance of a not to exceed \$11,500,000 Subordinate Lien Tax Increment Revenue Note, Series 2016 (Bartlett Quarry Redevelopment Project), and pledging certain incremental property tax revenues to the payment thereof, and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO APPROVE ORDINANCE 2016-74, PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$11,500,000 TAX INCREMENT REVENUE BONDS

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Deyne presented Resolution 2016-75-R, A Resolution Approving the Contract to Purchase Vacant Land Between the Village of Bartlett and David Krueger.

Trustee Deyne moved to approve Resolution 2016-75-R, A Resolution Approving the Contract to Purchase Vacant Land Between the Village of Bartlett and David Krueger, and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPROVE RESOLUTION 2016-75-R APPROVING THE CONTRACT TO PURCHASE VACANT LAND FROM DAVID KRUEGER

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Deyne stated that Resolution 2016-76-R, A Resolution Approving of Disbursement Request or Payout No. 37 from the Subordinate Lien Tax Increment Revenue Note, Series 2007 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project was covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

Trustee Arends stated that the Podolak Amplifier Permit request was covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that there was not report.



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F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that Resolution 2016-77-R, A Resolution Approving of Kent Circle Water Tower Painting project Agreement Between the Village of Bartlett and Seven Brothers Painting Inc. was covered and approved under the Consent Agenda.

Trustee Camerer presented the Reconsideration of Ordinance 2016-65, An Ordinance Rescinding Resolution 2016-54-R and Approving of the First Amended Agreement to Abrogate Permanent Easements and Temporary Easements; Grant Replacement Permanent Easement and Agreement to Construct Access Drive; Purchase and Sale Agreement with Regard to Adjoining Parcel; and Grant of Additional Parking Parcel Easement and Cost Sharing Among the Village of Bartlett, Eagle Z Properties, LLC and Global Recycling & Repair Corp.

Attorney Mraz stated that several meetings ago, there was a Resolution that approved of an agreement with Global Towing that passed by a vote of 6-0. There was a concern that there should be more off-street parking so the agreement was modified to add additional parking spaces at the expense of Global. Part of the underlying agreement includes the sale of .54 acres of land over which Global already has an easement at its appraised value. Because that agreement involves several components, that portion that dealt with the sale of land, the agreement approved by an Ordinance requires the approval of $\frac{3}{4}$ of the corporate authorities. That Ordinance appeared to have passed with 4 Trustees in favor and 2 Trustees against (Trustee Reinke and Trustee Hopkins). To pass the Ordinance it will require reconsideration and that motion to reconsider would have to be brought by either Trustee Reinke or Trustee Hopkins. If that passes, the underlying Ordinance could be voted on again but would require six affirmative votes (including the Village President) to pass.

Trustee Reinke moved to Reconsider Ordinance 2016-65 and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO RECONSIDER ORDINANCE 2016-65, RESCINDING RESOLUTION 2016-54-R, APPROVING EASEMENTS, CONSTRUCT ACCESS DRIVE, PURCHASE AND SALE OF AGREEMENT WITH EAGLE Z AND GLOBAL RECYCLING

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Camerer moved to approve Ordinance 2016-65, An Ordinance Rescinding Resolution 2016-54-R and Approving of the First Amended Agreement to Abrogate Permanent Easements and Temporary Easements; Grant Replacement Permanent Easement and Agreement to Construct Access Drive; Purchase and Sale Agreement with



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Regard to Adjoining Parcel; and Grant of Additional Parking Parcel Easement and Cost Sharing Among the Village of Bartlett, Eagle Z Properties, LLC and Global Recycling & Repair Corp., and that motion was seconded by Trustee Deyne.

Trustee Deyne asked about the $\frac{3}{4}$ vote.

Attorney Mraz stated that it would require six "Aye" votes to pass. It requires $\frac{3}{4}$ of the corporate authorities, so it is not just the Trustees. It is $\frac{3}{4}$ of seven (six Trustees and the Mayor).

Trustee Reinke stated that he has traveled down Spaulding and Lambert and was shocked at what he saw. The pictures do not do it justice. He understood that the wrecking yard was in unincorporated Cook County but they are using the street as part of their business and the public right of way. Going forward, if it is banning the trucks, or looking at it from a zoning perspective, they are operating a business on public streets. He would never be allowed to set up his desk in front of his house in the street. It was hard to even see where there was a public street. He drove through on different times and different days, it was ridiculous.

President Wallace stated that he was there last week as well.

Trustee Camerer stated that the Chief brought up that it was a difficult situation to tie in no parking on that street. It almost seems where this would be a case where this came into play. If we policed people there every day and fine the truckers, they would eventually get the hint.

Chief Williams stated that they talked to the individual truckers and their firms and told them they had one warning. They have not had a repeat offender but there are so many trucks going in and out of there it becomes an on-going dilemma in itself. Eventually, what it is going to take is the police going into Global and hitting them with hefty fines. That day is coming. With the improvements to the area with the raised median and the curbs, keeping them off the road would be helpful, plus the ordinances would make zero tolerance very comfortable for everyone. They can do that sooner than later. They look for voluntary compliance and that is their culture. There is always a recourse and they are very comfortable with that recourse once they have heard from everybody and try to get clarification on future expectations.

Trustee Deyne asked them to keep in mind all the efforts and time that has gone into this Quiet Zone. We not only have to be concerned about the residents there this evening, but also the other residents that would benefit from the Quiet Zone. He believed that the new design will accommodate that and improve the situation.

Trustee Carbonaro asked if any of the Quiet Zone work been started yet.



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Administrator Salmons stated that Metra has begun some of their work but it is not necessarily connected to our Quiet Zone unless this Ordinance is approved.

Trustee Carbonaro stated that they have not relocated the entrance or done anything with the parking lot so there will not be change very rapidly. It will be a work in progress before the police can start enforcement.

Mr. Dinges stated that Metra has to repair their crossing and they will start tomorrow (crossing will be closed for ten days). It is not related to the Quiet Zone, but we were trying to coordinate it to help us with our construction. They are moving forward with their project because they have safety concerns on their track. With that, Global will not be able to access from the west on Spaulding so we have directed them to take Spaulding from the east from Naperville Road. There will be trucks using that for the next ten days in order to access their facility. We need to accommodate them since the tracks will be gone and not traffic crossing.

Trustee Reinke asked the Chief about a stop sign on Thornbury and Lambert.

Chief Williams stated that he would research that. Stop signs, as far as traffic calming, is not always a good idea. They will make up the time after the stop. He would research the idea.

Trustee Hopkins asked if there was a bike path on the west side of Lambert.

Mr. Plonczynski stated that there is a dog park and bike path.

Allison Ozog stated that trucks exiting their parking lot have to go into the oncoming traffic to come out. Why is that allowed?

President Wallace stated that the comments are already over.

Trustee Reinke asked how long has the business been there?

Mr. Plonczynski stated that there has been trucking businesses there for years. This used to be Norgard Trucking and before that a truck repair business. Global has been there for about five years. The use has always been heavy commercial/industrial use.

President Wallace asked the Chief if he was concerned about the safety issue.

Chief Williams agreed. The way the environment is now with sloshy curbs and room to park on the sides of the roadways. It would be nice to have curb cuts, raised curbs and a center median to facilitate the safety of the area. Once decisions are made, they work



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with the community, business communities, advocates from all sides, their jobs become easy.

President Wallace stated that the safety will be an item of much less concern for him once some of the changes are made.

Chief Williams agreed.

Trustee Hopkins asked why there was no enforcement on Lambert in the past.

Chief Williams stated that they were very locked down on this neighborhood and very protective. His meetings with the neighborhood got this as a no truck area at all. It used to use all Spaulding and all Lambert and his staff locked those down and did a lot of work, research and enforcement. This particular issue, because of the change in this business, has made it a challenge for everyone. You also have on the table, a lot of resources to improve the quality of life as far as noise simultaneously. Once it is settled and the Board decides what it wants to do, his job gets easy. They have cited a lot of trucks on Lambert and continue to do that. There are trucks that are legally on Lambert doing business in the neighborhood. As far as cut throughs, they do write citations and they do surveillance and monitoring. As far as a speeding car goes, they are not always there. He cannot afford to give an officer to this neighborhood exclusively and park it there 24/7. This area remains a priority to keep trucks off.

Trustee Hopkins stated that noise mitigation is important, but safety trumps that and he thinks that trucks going in and out of this entrance with a bike path and a park up the street is a disaster waiting to happen. He stated that he can't vote "yes" on this.

President Wallace asked the Chief if it will be safer once all the improvements are done and it gets policed or just leaving it the way it is now? Which way is safer?

Chief Williams stated that it is easy to project that once the environment is changed and improved upon and the gloves come off and the police lock it down, it will be much safer.

Trustee Hopkins asked how many trucks go over that bike path now.

Mr. Plonczynski stated "none" because that driveway is off the bike path location to the west. Once that is eliminated, trucks will be going over it.

Trustee Hopkins stated that trucks are not currently going over the bike path but if this ordinance passes, trucks will go over the bike path.

Mr. Dinges stated that there are bike paths all over town with commercial driveways going over them as well as trucks. Brewster Creek has a bike path going through it which is an



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industrial park that has trucks. It happens and can be safe. It is the responsibility of the truck drivers to pay attention as well as the bicyclists.

President Wallace pointed out the fact that this is not a good situation right now. This whole area is not a good situation. He would look at this as a step to progressively improve the area and that is the just of the vote. The Chief says it will be safer with changes and he trusts the Chief.

Trustee Reinke asked about the overnight parking on Ivory. Can we get a resident only parking sign?

Chief Williams stated that is intolerable and he would handle that right away.

ROLL CALL VOTE TO APPROVE ORDINANCE 2016-65, RESCINDING RESOLUTION 2016-54-R, APPROVING EASEMENTS, CONSTRUCT ACCESS DRIVE, PURCHASE AND SALE OF AGREEMENT WITH EAGLE Z AND GLOBAL RECYCLING

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Reinke, President Wallace

NAYS: Trustee Hopkins

ABSENT: None

MOTION CARRIED

He thanked the residents for voicing their opinions. He believed that these changes would bring improvement.

13. NEW BUSINESS - None

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Reinke paid a compliment to Community Development and the Police Department. He went through the permit review process to replace his driveway and everyone from the permit techs to the police department lady (who gave him concrete tips) was really polite and it is nice to call the Village and get a human being.

Trustee Deyne stated that in his business he call a number of municipalities and it's always some voicemail or recordings. He complimented that whenever you call this Village someone always picks up the phone. Good job.



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15. ADJOURNMENT

President Wallace stated that the Board will take a five minute recess and will go into the Committee of the Whole meeting. After the conclusion of the Committee of the Whole meeting, the Board will then go into Executive Session to Discuss Pending or Imminent Litigation Pursuant to Section 2(c)11 of the Open Meetings Act.

There being no further business to discuss, Trustee Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:45 p.m.

Lorna Giles
Village Clerk



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August 18 2016

6:24 pm

AFTER HOURS



August 24, 2016

5:50 pm

AFTER HOURS



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August 19, 2016

6:41 am



August 18, 2016

7:28 pm

AFTER HOURS



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August 30, 2106

6:42 am



August 22, 2016

6:37 am



August 26, 2016

6:41 am



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**Spaulding & Lambert Intersection
Global Recycling**



August 31, 2016

3:42 pm



September 2, 2016

6:41 am